



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

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REVISED AGENDA

Wednesday, May 17, 2006

ITEM	TIME	ACTION REQUESTED
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NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

NOTICES AND REMINDERS

Planning Commission Meetings/ Workshops

Wednesday, May 10th, 2006, Meeting @ 9:30 A.M.

Wednesday, May 17th, 2006 Meeting @ 2:00 P.M.

Wednesday, May 17th, 2006 Meeting @ 7:00 P.M.

Board of Appeals

Thursday, May 25th, 2006, Meeting @ 7:00 P.M.

Council of Governments

May 15, 2006 @ 12:00 Noon (Tentative)

*Contact The Division of Permitting and
Development Review at 301-694-1134 for
preliminary/final plats, and site plan
agenda items*

- or -

*The Division of Planning at 301-694-1138
for re-zonings, ag-preservation,
workshops, and public hearing agenda
items*

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AFTERNOON SESSION 2:00 p.m.

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| 1. | <u>MINUTES</u> | APPROVAL |
| 2. | <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. | <u>AGENCY COMMENTS</u> | INFORMATIONAL |
| 4. | <u>MALPF DISTRICT APPLICATIONS</u> | RECOMMENDATION |

AD-06-05 - James & Bonnie Miller

96 acres located north of Deerfield-Foxville Road, 300 feet west of Sabillasville Road and east of Buck Lantz Road.

AD-06-06 - James & Bonita Smith

66 acres located on the west side of Eylers Valley Flint Road, 1,500 east of Maryland Route 550.

AD-06-07 - Barbara Wyatt & Michael Sack

North of Coppermine Road, 900 feet south of Molasses Road, 1,800 feet east of Green Valley Road.

AD-06-08- Carol Swandby

88 acres located west of New London Road, 450 feet north of Crickenberger Road.

AD-06-09- Darrel & Christina Drenner

75 acres located both east and west of Dollyhyde Road, 3,500 feet south of Maryland Route 26.

AD-06-10 - Henry & Beverly Barton

247 acres located on the east and south sides of Whiskey Springs Road, north of Coppermine Road.

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5.	<u>ZONING ORDINANCE TEXT AMENDMENT – ZT-06-03</u>	RECOMMENDATION
<i>Terry Boykin, Emergent BioSolutions Inc.</i> -- Requesting an amendment to the Zoning Ordinance to allow for a Guardhouse to be permitted as an accessory use in Commercial and Industrial Districts for the purpose of providing monitoring and control of access to the property. (Larry Smith, Eric Soter)		
6.	<u>PRESENTATION ON NEW MARKET REGION TRAFFIC STUDY</u>	INFORMATIONAL
The Frederick County Planning Commission has requested to receive the same presentation that the BoCC recently had regarding the New Region Plan Traffic Study. Representatives from the Division of Public Works and their traffic consultant will present this information to the FCPC.		

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EVENING SESSION 7:00 P.M.

1. **TEXT AMENDMENT REQUEST – AT-06-02 – (PUBLIC HEARING)** RECOMMENDATION
ADEQUATE PUBLIC FACILITIES ORDINANCE TEXT AMENDMENT

Board of County Commissioners – Requesting an amendment to the Adequate Public Facilities Ordinance with certain changes to the (APFO) regarding school adequacy and other related matters. (Kathy Mitchell)

2. **WATER AND SEWER AMENDMENTS SPRING 2006 CYCLE** RECOMMENDATION

WS-06-01	State Highway Administration (SHA), I-70 Rest Area	Text amendment for facility upgrade, new wastewater treatment system, new water storage tank and distribution system upgrade.
WS-06-02	Saber Ridge	Reclassification of 26.0925 acres, located in the Town of Myersville at the intersection of Easterday Road and Canada Hill Road, from W-4 Dev./S-4 Dev. to W-3 Dev./S-3 Dev.
WS-06-03	Nexus Group (Zimmerman Property)	Reclassification of 6.54 acres, located on the south side of MD 180, within Advanced Technology Park boundary, from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev.
WS-06-04	Parks & Recreation /Urbana	Reclassification of 99.535 acres, 3750 Urbana Pike, just north of the Village of Urbana, west side of MD 355, between Lew Wallace Street and Tabler Road, from W-5 Dev./S-5 Dev. to W-3 Dev./S-4 Dev.
WS-06-05	HET Investment Properties, LLC	Reclassification of 0.38 acre, 3505 Urbana Pike – approximately 750 ft. west of the intersection of MD 355 (Urbana Pike) and Sugarloaf Parkway, from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev.

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3.	REZONING REQUEST – R-06-01 – (PUBLIC HEARING)	RECOMMENDATION
	<u>URBANA TOWN CENTER EMPLOYMENT DISTRICT</u>	
	<p><i>Monocacy Land Company, LLC</i> – Requesting the rezoning of 181.42 acres of land from Office/Research/Industrial (ORI) to Mixed Use Development (MXD). Located on the east side of I-270, southwest side of MD 355, and south of Park Mills Road in the Urbana Planning Region, the project proposes a mixed-use development including 1,950,000 s.f. of employment space, 50,000 s.f. of commercial space, and 600 dwelling units. (Denis Superczynski)</p>	

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